

REFERENCE MAP:
"SURVEY MAP LOTS OF CLIFFORD M. BRICK..."
MADE BY GARY BRUCE DAVISON, L.S.
DATED FEB. 20, 2018. (009 NO. 17-419)

CLIFFORD M. BRICK
~R.O.~
1.479/P/286
(REMAINING)

FIELD

FIELD

FIELD

CONLON ROAD

HIGHWAY BOUNDARY

POWELL ROAD

MATTHEW & CHERIE L. SULLIVAN
L.569/P/927

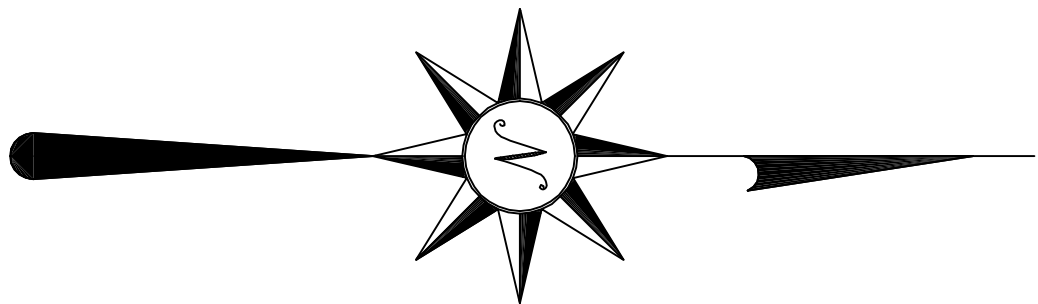
MATTHEW & CHERIE L. SULLIVAN
L.569/P/103

REFERENCE MAP:
"SURVEY MAP LOTS OF JAMES P. WRIGHT & ALINE SULLIVAN..."
MADE BY GARY BRUCE DAVISON, L.S.
DATED SEPT. 21, 2013

CHARLES A. JANVIN
~R.O.~
INSTRUMENT NO. 2014-07018

PROPOSED PARCEL 4
9.40 ACRES±
TO CENTERLINE OF ROAD

MAGNETIC NORTH
PER SEPT. 21, 2013 DAVISON MAP



CYNTHIA A. &
CORNELIUS A.
DAVISON
~R.O.~
INSTRUMENT NO. 2015-08440

REFERENCE MAP:
"LANDS OF CHRIS L. PETTOGRASSO &
TRACEY L. HOLTE"
MADE BY GARY BRUCE DAVISON, L.S.
DATED JULY 2, 2015.

APPROXIMATE LOCATION U/G
ELEC. TRANSMISSION
PILARS
INSTRUMENT NO. 2022-05889

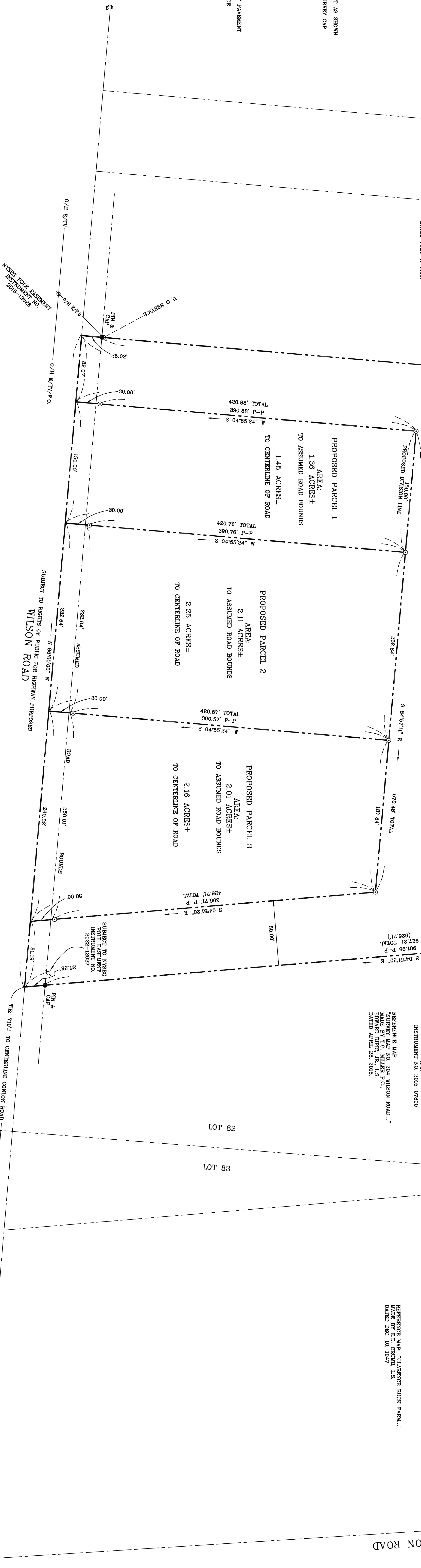
JAMES P. WRIGHT
~R.O.~
INSTRUMENT NO. 2015-07800

REFERENCE MAP:
"SURVEY MAP NO. 284 WILSON ROAD..."
MADE BY E.D. CHUNG, L.S.
DATED APRIL 26, 2015.

REFERENCE MAP:
"SURVEY MAP LOTS OF JAMES P. WRIGHT & ALINE SULLIVAN..."
MADE BY E.D. CHUNG, L.S.
DATED DEC. 10, 1947.

LEGEND:

- EXISTING IRON MONUMENT AS SHOWN
- SET 3/4" REBAR AND SURVEY CAP
- ⌒ UTILITY POLE
- R.O. REPORTED OWNER
- (--) RECORD DISTANCE
- (RM) RECORD DISTANCE
- O/H OVERHEAD UTILITIES
- U/G UNDERGROUND UTILITIES
- ⌒ PRESENT CENTERLINE OF PAVEMENT
- +— REMAINTS OF WIRE FENCE



NOTE:
CONTINUED OF SUBDIVISION APPROXIMATELY
ADDITIONAL SUBDIVISION OF PARCEL
DEVELOPMENT ACTIVITY AND PART OF A COMMON PLAN OF DEVELOPMENT
SUBJECT TO TOWN OF LANING CHAPTER 255 SUBDIVISION MANAGEMENT.

REGAN LAND SURVEYING P.O. Box 1124 Poughkeepsie, New York 12607 Phone: 845.266.1400 Email: office@reganlandsurveying.com	NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications herein are valid for this map only. This map is not valid for any other purpose. The map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".
Surveyed 5/2020	Drawn A. PUZO
Scale 1"=60'	Job No. 25-162

I hereby certify to: CHARLES A. JANVIN

that I am a licensed land surveyor, New York State License No. 048892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision. I am not a party to this survey and I am not responsible for the accuracy of this survey adopted by the New York State Association of Professional Land Surveyors and that I found no visible encroachments either way across property lines except as shown hereon.

Signed: _____
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Dated: JULY 31, 2025

PRELIMINARY
8/18/2025

PROPOSED SUBDIVISION PLAT
~ LANDS OF ~
CHARLES A. JANVIN
BEING PART OF MILITARY LOT 82
TOWN OF LANING ~ COUNTY OF TOWNKINS
STATE OF NEW YORK
TAX MAP NO. 27-1-3622
REFERENCE DEED: INSTRUMENT NO. 2014-07018

NOTE:
EFFECT OF TITLE NOT REVENUE. PRESENTS
RIGHTS AND/OR RESTRICTIONS OF RECORD THAT
AN OF TO DATE SEARCH MAY REVEAL.

